



State of Oregon  
Department of  
Environmental  
Quality

# Environmental Cleanup Site Information Site Summary Report

for site #2642 - Port of Portland - Terminal 1 South

## General Information

Site ID: 2642  
Name: Port of Portland - Terminal 1 South  
Aliases/Other Site Names:  
Address: 2100 NW Front Ave, Portland, 97209  
Region: Northwest Region  
County: Multnomah  
Investigative Status: Listed on the CRU/Inventory  
Further Action Priority:  
Cercilis #: NPL Site: No  
Orphan Site: No  
Brownfield: Study Area: No  
Remedial Action Funding: Owner, operator or other party under agreement, order or consent decree under ORS 465.200 or 465.420  
Site Location: Terminal 1 is located on the west bank of the Willamette River directly north of the downtown core area and immediately downstream of the Fremont Bridge. Terminal 1 North, see ECSI #3377.



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## Property

Township/Range/Section: 1.00N, 1.00E, 28  
Latitude: 45deg. 32' 23.00" (45.5397)  
Longitude: -122deg. 41' 21.00" (-122.6891)  
Tax Lots  
Site Size: Approx. 21 acres

## Study Areas

Study Area ID	Study Area	Site Association to Study Area
1544	Lower Willamette River Basin Study Area	Included within the Study Area but not yet suspected
2068	Portland Harbor Sediments	Included within the Study Area but not yet suspected
2339	V.A. - Designated National Estuaries	Included within the Study Area but not yet suspected
2340	V.A. - Surface Waters, WQ-Limited for Toxics	Included within the Study Area but not yet suspected

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**Facilities/Operation**

**Name:** High-Temp NW, Inc.  
**Comment:** Inactive. Mfg and distribution of large refractory brick and other products. Moved off-site, Fall 2002.  
**Years Of Operation:** unknown  
**Operating Status:** Inactive  
**SIC Codes:** 3200 - STONE, CLAY, GLASS & CONCRETE

**Permits**

Number	Type	Issued By	Comments
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**Facilities/Operation**

**Name:** Multnomah County Sheriff's Office  
**Comment:** Moorage of county Sheriff's river patrol boat house.  
**Years Of Operation:** unknown  
**Operating Status:** Unknown  
**SIC Codes:** 9229 - PUBLIC ORDER AND SAFETY, NEC

**Permits**

Number	Type	Issued By	Comments
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**Facilities/Operation**

**Name:** Port of Portland  
**Comment:** Site consists of 3 parcels. Parcels 1 and 2 were sold to Riverscape in 2002. Sale pending on Parcel 3.  
**Years Of Operation:** 1912 - present  
**Operating Status:** Inactive  
**SIC Codes:** 4491 - MARINE CARGO HANDLING

**Permits**

Number	Type	Issued By	Comments
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## Facilities/Operation

**Name:** Thermo Pressed Laminates, Inc.  
**Comment:** Inactive. Mfg and distribution of laminated wood. Moved off-site, Fall 2002.  
**Years Of Operation:** unknown  
**Operating Status:** Inactive  
**SIC Codes:** 3900 - MISC MANUFACTURING INDUSTRIES

### Permits

Number	Type	Issued By	Comments
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## Facilities/Operation

**Name:** Tristar Transload, Inc.  
**Comment:** Inactive. Storage of lumber and wood products. Moved off-site, Fall 2002.  
**Years Of Operation:** unknown  
**Operating Status:** Inactive  
**SIC Codes:** 2653 - CORRUGATED & SOLID FIBER BOXES

### Permits

Number	Type	Issued By	Comments
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### General Site Description:

### Site History:

**Contamination:** (8/8/00 SAM/VCP) Based on initial sampling results from a river sediment quality study, the Port of Portland T-1 site may be a potential source of contamination to the Willamette River. The Port of Portland completed a Preliminary Assessment of T-1 in March 2000.

### Manner of Release:

## Substances

**Substance Name:** Arsenic

Medium	Substance Data	Evidence	Date	Sample Depth
Soil	Up to 12.9 ppm (T1-South RI)	Laboratory Data	7/12/01	
Groundwater	Up to 9.2 ppb (T1-South RI)	Laboratory Data	7/12/01	

**Date Released:**  
**Quantity Released:**  
**General Comment:**  
**Media Comments:**  
**Release Comments:**  
**Source of Information:**

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**Substance Name:** Lead

Medium	Substance Data	Evidence	Date	Sample Depth
Groundwater	Up to 11.3 ppb (T1-South RI)	Laboratory Data	7/12/01	
Soil	Up to 6,190 ppm (T1-South RI)	Laboratory Data	7/12/01	

**Date Released:**  
**Quantity Released:**  
**General Comment:**  
**Media Comments:**  
**Release Comments:**  
**Source of Information:**

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**Substance Name:** Polyaromatic hydrocarbons (pah)

Medium	Substance Data	Evidence	Date	Sample Depth
Soil	Up to 1,476 ppm (T1-South RI)	Laboratory Data	7/12/01	
Groundwater	Up to 32.3 ppb (T1-South RI)	Laboratory Data	7/12/01	

**Date Released:**  
**Quantity Released:**  
**General Comment:**  
**Media Comments:**  
**Release Comments:**  
**Source of Information:**

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**Substance Name:** Total petroleum hydrocarbons (tph)

Medium	Substance Data	Evidence	Date	Sample Depth
Soil	Up to 20,700 ppm (T1-South RI)	Laboratory Data	7/12/01	
Groundwater	Up to 515 ppb (T1-South RI)	Laboratory Data	7/12/01	

**Date Released:**  
**Quantity Released:**  
**General Comment:**  
**Media Comments:**  
**Release Comments:**  
**Source of Information:**

**Hazardous Substance/Waste Types:** Heavy-oil-range hydrocarbons, PAHs, arsenic, lead

**Media Contamination:**

**Pathways & Other Hazards:**

**Health Threats:** PAH and Arsenic concentrations in soil pose a potential unacceptable risk to human health. Ecological receptors not identified at the site.

#### Investigative, Remedial, and Administrative Actions

Action	Start Date	Completion Date	Responsible Staff	Agency	Region	Lead Program
Site added to database	8/8/00	8/8/00	Janelle Waggy	DEQ	NWR	SAS
<b>Comment:</b>						
SITE EVALUATION	8/8/00	8/31/00	Sheila Monroe	DEQ	NWR	VCS
<b>Comment:</b>						
Letter Agreement	8/8/00	8/8/00	Sheila Monroe	DEQ	NWR	VCS
<b>Comment:</b> T1-South.						
PRELIMINARY ASSESSMENT EQUIVALENT	8/31/00	7/31/01	Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b> RI for T1-South submitted to DEQ in July 2001.						
REMEDIAL INVESTIGATION	8/31/00	7/31/01	Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b> RI for T1-South submitted to DEQ in July 2001.						

RISK ASSESSMENT	10/10/01	7/12/02	Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b>						
REMOVAL	3/26/02	9/26/02	Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b>						
FEASIBILITY STUDY	7/6/02	7/12/02	Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b>						
RECORD OF DECISION	7/15/02	9/26/02	Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b>						
Partial No Further Action	8/27/02	8/27/02	Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b> PNFA for Parcel 1(C) issued.						
Letter Agreement	9/5/02		Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b> Agreement for Soil Management Plan on implementation of remedy.						
Institutional Control	9/26/02		Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b>						
REMEDIAL ACTION	9/26/02		Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b>						
Proposal for Confirmed Release List recommended	10/3/02	10/3/02	Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b>						
Proposal for Inventory recommended	10/3/02	10/3/02	Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b>						
RECORD OF DECISION	11/1/02	12/18/02	Rodney Struck	DEQ	NWR	VCS
<b>Comment:</b> ROD Amendment - Revise levels for urban residents.						
Facility proposed for Confirmed Release List	11/19/02	11/19/02	Kim Van Patten	DEQ	NWR	VCS
<b>Comment:</b>						
Facility proposed for Inventory	11/19/02	11/19/02	Kim Van Patten	DEQ	NWR	VCS
<b>Comment:</b>						

Facility proposed for Confirmed Release List	1/14/03	1/14/03	Kim Van Patten	DEQ	NWR	VCS
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**Comment:**

Facility proposed for Inventory	1/14/03	1/14/03	Kim Van Patten	DEQ	NWR	VCS
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**Comment:**

Facility placed on Confirmed Release List	3/24/03	3/24/03	Kim Van Patten	DEQ	NWR	VCS
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**Comment:**

Facility placed on Inventory	3/24/03	3/24/03	Kim Van Patten	DEQ	NWR	VCS
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**Comment:**

**Remedial Action:** (8/8/00 SAM/VCP) DEQ to complete a review of site information in August 2000. (11/21/01 TBG/VCP) Port submitted a Preliminary Assessment dated 9/7/00. (11/21/01 RGS/VCP) The Port initiated an RI investigation for T1-South in the fall of 2000 as part of a sales agreement. Soil and groundwater samples were collected and the RI report was approved by DEQ in July 2001. Groundwater monitoring wells were installed in August 2001 on T1-South. A Risk Assessment work plan was submitted to DEQ for T1-South in October 2001. (12/24/02 RGS/VCP) The Risk Assessment and Feasibility Study were approved by DEQ in July 2002. A removal plan was also approved by DEQ in July 2002. Soils from Parcel 2(B) were removed in August/September 2002. The ROD was signed in September 2002 and amended in December 2002. Soil removal from Parcel 3(A) occurred in December 2002. An No Further Action (NFA) for parcel 1(A) was issued in August 2002.

**Data Sources:** 1) Preliminary Assessment, POP, Terminal 1, Port of Portland, March 10, 2000; 2) Terminal 1 South Remedial Investigation Report, Hahn & Associates, July 12, 2001; 3) Monitoring Well Installation and Groundwater Report, Hahn and Associates, 2001; 4) Risk Assessment Reports, Hart Crowser, June, 2002; 5) Feasibility Study, Hart Crowser, June, 2002; 6) Removal Work Plan, Hart Crowser, June, 2002; 7) Record of Decision, DEQ, September, 2002; 8) Record of Decision Amendment, DEQ, December, 2002.

## Associated Parties

<b>Name:</b>	Tim Ralston	<b>Organization:</b>	Ralston Investments
<b>Title:</b>		<b>Address:</b>	931 SW King Ave
<b>Phone:</b>			Portland, OR 97201
<b>Affiliation:</b>	Interested Party	<b>Last Updated:</b>	By: JWAGGY On: 12/30/2002
<b>Affiliation Status:</b>	Inactive		
<b>Party Comment:</b>		<b>Affiliation Comment:</b>	Site developer.

<b>Name:</b>	Tim Ralston	<b>Organization:</b>	Riverscape, LLC
<b>Title:</b>		<b>Address:</b>	931 SW King Ave
<b>Phone:</b>			Portland, OR 97201
<b>Affiliation:</b>	Owner	<b>Last Updated:</b>	By: JWAGGY On: 12/30/2002
<b>Affiliation Status:</b>	Inactive		
<b>Party Comment:</b>		<b>Affiliation Comment:</b>	Current owner (Parcel 1 and 2).

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<b>Name:</b>	Joe Mollusky	<b>Organization:</b>	Port of Portland
<b>Title:</b>	Environmental Project Manager	<b>Address:</b>	PO Box 3529
<b>Phone:</b>	(503) 944-7533		Portland, OR 97208
<b>Affiliation:</b>	Contact	<b>Last Updated:</b>	By: JWAGGY On: 11/27/2001
<b>Affiliation Status:</b>	Active		
<b>Party Comment:</b>		<b>Affiliation Comment:</b>	

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<b>Name:</b>	Bill Bach	<b>Organization:</b>	Port of Portland
<b>Title:</b>	Property & Development Svcs Manager	<b>Address:</b>	PO Box 3529
<b>Phone:</b>	(503) 944-7525		Portland, OR 97208
<b>Affiliation:</b>	Legal Owner	<b>Last Updated:</b>	By: JWAGGY On: 12/30/2002
<b>Affiliation Status:</b>	Active		
<b>Party Comment:</b>		<b>Affiliation Comment:</b>	Current property owner (Parcel 3).

**Site Ownership:**

**Projects**

Project ID	Name	Start Date	End Date
25541	Port of Portland, Terminal I	08/01/2000	
26195	Port of Portland Terminal 1, PH	12/01/2000	
36088	Port of Portland T1S (Ralston)	08/19/2002	

**Last Update**

By: KVANPAT

On: March 25, 2003